

# Neighborhood News

## Special Interest Articles:

- Interview with Education Hill CAC Co-Chairs
- Innovative Housing
- Downtown Neighborhood
- Viewpoint Neighborhood
- Willows / Rose Hill Neighborhood
- Low Impact Development

City of Redmond, Planning Department, (425) 556-2440

## Welcome to Redmond's Neighborhood Programs

### *Continuing to bring together a Community of Good Neighbors!*

Welcome to the second special edition of Neighborhood News, an article that allows you to remain informed with Planning activities that are upcoming or currently in progress within your neighborhood and around the City.

As you may know, Redmond's Planning staff stays quite active in their

efforts to support the needs of the community and therefore are always seeking opportunities to bring the latest project information to you in a variety of accessible formats.

As you review this issue, please consider sharing your thoughts with the Neighborhoods Team by sending an e-mail to [neighborhoods@redmond.gov](mailto:neighborhoods@redmond.gov)

We look forward to hearing from you and

learning how we may best meet your needs for information.

In this edition, you will find highlights of both the Education Hill and North Redmond neighborhood planning activities, a new ordinance for an Innovative Housing program, a status of the facelift taking place at El Toreador in Downtown Redmond, and much more.

Please stay tuned for the next neighborhood planning opportunities...

## North Redmond Brief

The North Redmond Citizen Advisory Committee has completed its preliminary draft recommendations for updates to the North Redmond Neighborhood Plan.

Summaries of the Plan proposal will be mailed to all North Redmond residents the week of September 19, with information about how to comment on the plan, and information about the **Open House, scheduled for October 15th at Einstein Elementary School from 10:00 a.m. to 1:00 p.m.**

The Redmond Planning Commission will hold a Study Session on September 21 to learn more about the proposal and prepare for the Open House. A public hearing is tentatively scheduled for October 19.

## An Interview with the Education Hill Citizen's Advisory Committee Co-Chairs

Throughout the past year, fifteen residents of the Education Hill neighborhood have met to update the neighborhood plan within Redmond's Comprehensive Plan. The group gained insight to City programs and opportunities. With that knowledge, they developed recommendations for a twenty year neighborhood vision. The committee chair, Rev. Robroy Ranger, and co-chair, Dayle "Hank" Margeson, met with staff to share their experience:

### *Describe the neighborhood update process?*

It has been exciting as an opportunity to bring the future vision for "the Hill" to

fruition but does come with effort and complications. (Rev. Ranger)

It has provided an opportunity to participate in what happens in the future of your community in areas such as Housing, Parks, Open Space, Transportation, and more. (Mr. Margeson)

### *Why did you apply to serve on the CAC?*

I felt an obligation, as a pastor and resident, to give back to the community and to understand the planning process. I have enjoyed serving the community with action and not just

words. The process has been very satisfying. (Rev. Ranger)

It is an avenue through which concerns may be offered in a positive nature and formed into recommendations for future improvements. (Mr. Margeson)

### *What recommendations would you make for staying current with City programs?*

The City's website is a terrific resource, with lots of information, including neighborhood planning activities. It does mean that you have to dedicate time to search for what you need or want to know. (Rev. Ranger)

I'm hoping that the existing CAC will evolve into a neighborhood group, open to everyone. (CONTINUED, page 2)

## Innovative Housing

*Where will my kids live? What about me when I get older? Will my parents be able to live closer to me when they need help?*

These are just some of the questions Redmond residents asked last year as the City embarked on its major update to the Comprehensive Plan. Through a series of public involvement activities hosted by the City in conjunction with the update, participants consistently cited a need for more diversity in housing choices in Redmond. A bigger question was how to provide more variety in home choices without changing the character of Redmond's established neighborhoods?

Two of the participants in the City's public involvement programs came up with a potential answer – The "Tetrad" home – designed to look like a typical home that would fit on a standard single-family lot, with one distinction: The Tetrad contains four smaller units within the building that might be ideal for independent seniors or young families just getting started. Several City Council members were intrigued by the proposal and asked staff to work on a program that would allow consideration of the Tetrad, along with any other creative responses to the community call for more variety in home choices.

The **Innovative Housing Demonstration Program Ordinance** was adopted by the City Council in August. The intent of the Ordinance is to allow a *limited* number of demonstration projects to see how they fit in existing neighborhoods. Applicants will be required to go through an extensive public review process, involving the neighbors who live near the proposed project. A review panel, appointed by the Mayor, will look at all the criteria to determine if proposed projects meet the intent of the Ordinance before receiving authorization to move forward. Qualifying projects will be given some flexibility in standards, such as the number of homes allowed per lot, but will have to comply with all lot coverage, height, and setback requirements for the zone in which they are proposed.

Some examples of the type of homes that might be proposed through the Innovative Ordinance are shown to the above right. These show a duplex in Bellevue, (upper left), a fourplex in Bellevue (upper right), and cottages in Redmond on the lower left. Many people are surprised to learn that the buildings shown on the lower right are a 10 unit condominium development, surrounded by single-family homes in Seattle!

For more information, contact Terry Shirk, Senior Planner at (425) 556-2480 or via e-mail at [tshirk@redmond.gov](mailto:tshirk@redmond.gov)



## Education Hill Interview Continued...

It would offer regularly scheduled meetings and a place to say what you need in a low key environment. (Mr. Margeson)

*What is one unique aspect of considering a 20 year vision?*

A surprising challenge was establishing a vision of what the neighborhood will look like in 2022. Opportunities are almost limitless and have introduced ideas that we did not know existed, such as Seattle's SEA Street demonstration project. (Mr. Margeson)

[http://www.seattle.gov/util/About\\_SPU/Drainage\\_&\\_Sewer\\_System/Natural\\_Drainage\\_Systems/Street\\_Edge\\_Alternatives/index.asp](http://www.seattle.gov/util/About_SPU/Drainage_&_Sewer_System/Natural_Drainage_Systems/Street_Edge_Alternatives/index.asp)

When you begin with the end in mind, the possibilities of how to achieve the vision are endless. You must consider how to get there. (Rev. Ranger)

*What do you see as Redmond's greatest challenge?*

Creating community (Rev. Ranger)

Disappearing open space (Mr. Margeson)

*How should we work together to meet that challenge?*

Develop projects and policies that engage residents in their community, such as community events or street get-togethers. Encourage the development of projects that can help promote community such as cottages or special gathering places. (Rev. Ranger)

Work closely with developers to find potential open space opportunities. Negotiate and invest when properties become available. Residents need to support investments within open space and be willing to share the expense. (Mr. Margeson)

**Neighborhoods!**  
Currently on RCTV's  
Point of View  
Channel 21 & 75 and  
<http://www.redmond.gov>

## Reopened with a Beautiful Facelift!

Thanks to a city grant program and the hard efforts of a downtown property owner, one of the city's older buildings has been restored to appear more like it did in its historic era. Working from a series of historic photos, the owner attempted to incorporate some of the original features, such as a decorative awning, new siding, and paned windows.

El Toreador's work has been completed. El Toreador is located in the historic downtown on Leary and now sports a new awning reminiscent of the old, large new gridded

windows and decorative wood siding and elements. We all look forward to visiting reopened and revamped establishment.

This grant program is not limited to the downtown neighborhood. The grant is for the purpose of maintaining or restoring any of Redmond's heritage structures or buildings. For more information, check the City of Redmond web site, or contact the staff handling this grant program, Dianna Broadie, Senior Planner, at 425-556-2414.



Historic photo with decorative awning



El Toreador's façade being removed



New Interior and Exterior



## The Viewpoint Neighborhood

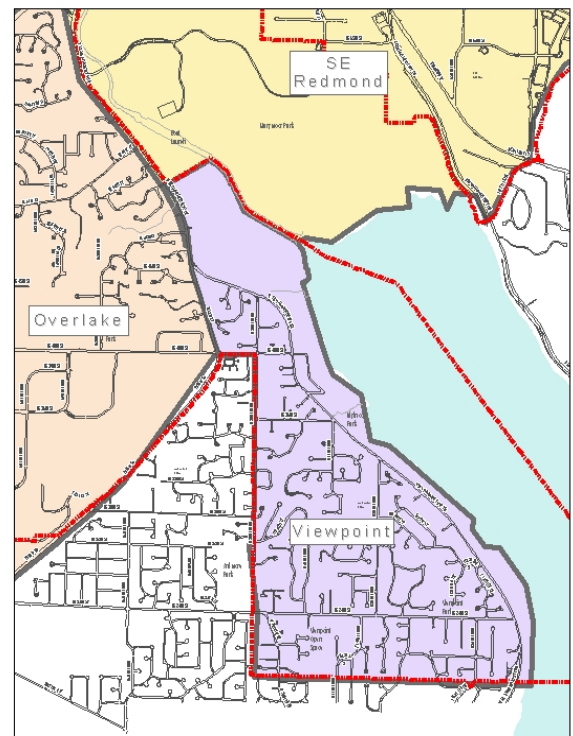
The City's Neighborhoods Team will be getting underway with yet another neighborhood plan update. The residents of the Viewpoint neighborhood are asked to start considering the future of their neighborhood and immediate community. The area is defined on the map to the right.

While performing a neighborhood plan update, as it is contained within Redmond's Comprehensive Plan, residents will be asked to participate in open house discussions, focus group discussions, become

members of the citizens advisory committee (CAC), and communicate with neighbors on topics of interest as defined by staff and the CAC.

In preparation for the plan update, residents are asked to send their general thoughts to the Neighborhoods Team. This will assist staff in understanding the current needs and future interests of the residents.

Please send an e-mail to [neighborhoods@redmond.gov](mailto:neighborhoods@redmond.gov) and include VIEWPOINT in the subject heading. We look forward to meeting you in the next several months.



Viewpoint Neighborhood  
Vicinity



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### We're on the Web!

See us at:  
[www.redmond.gov](http://www.redmond.gov)

## Willows / Rose Hill Neighborhood

In September 2004, the Boundary Review Board for King County at the request of King County and following two public hearings, voted 6 to 4 to expand the boundaries of the proposed North East Rose Hill area from 59 to 184 acres. The Board stated that the expanded area was a more logical service area and would provide greater relief to King County by reducing

the local service area of King County.

Shortly after the Board's decision two property owners filed an appeal in King County Superior Court stating that the Board had overstepped its authority. The case was heard on June 9, 2005 and the court rejected the appeal. The appellant then appealed the case to the State Court of Appeals. It is expected

that the Court of Appeals will hear the case in early 2006.

At this time, the City of Redmond has taken no action on the annexation and will continue to monitor the Court's actions. However, the City will conduct a public hearing prior to taking any action on the annexation.

## Researching Low Impact Development Technologies

Considering our natural environment, preservation of resources for future generations, and to continue to support the diverse character of our neighborhoods; Redmond staff are investigating the tools and technologies utilized in Low Impact Development (LID).

The goal of LID, as defined by the Puget Sound Action Team, is to provide an ecologically friendly approach to land development and storm-water management by reducing impacts to the

watershed hydrology and aquatic resources. The base premise is that "nature knows best".

Watershed hydrology is the relationship between rainfall, evaporation, groundwater infiltration and flow of surface water.

A few of the LID tools include custom site design, open swales, rain gardens, amended soils, and conservation of existing vegetation.

Two activities are taking place in Redmond:

- A grant project to

review the Comprehensive Plan in reference to support of LID; and

- Participation with Eastside cities and agencies to build educational tools in support of LID futures.

To learn more about LID, please visit the web pages of the Puget Sound Action Team at [http://www.wa.gov/puget\\_sound/](http://www.wa.gov/puget_sound/)



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